

**FITCHBURG PLANNING BOARD MEETING MINUTES
TUESDAY, MARCH 20, 2012**

MEMBERS PRESENT: Paula Caron, Chair
John DiPasquale
Mike DiPietro
Kristin Sweeney Moore
Jeff Anderson (Associate member)

MEMBERS ABSENT: Paul Fontaine, Jr.
Mike Hurley
Andrew Van Hazinga

PLANNING OFFICE: Mike O'Hara

Call to Order

Meeting called to order at 6:04 p.m. in the Veteran's Room, First Floor, City Hall.

Meeting Minutes

Motion made & seconded to approve minutes of the February 21 Planning Board meeting with minor corrections by Ms. Caron. Vote unanimous to approve.

Communications

26 Willow St. – Letter rec'd from Mass. Historic Commission, property has been determined to be eligible for State Historic Tax Credits.

80 South St. – Per condition of ZBA decision, the # of parking spaces on site were being reduced from 20 to 6. Will need parking relief from Planning Board. Special Permit application to be submitted for April meeting.

Wachusett Station commuter rail extension will be filing a Notice of Intent. A copy of the site plan will be referred to the Board as a courtesy, but MBTA projects are exempt from local zoning.

Special Permit for the development of Vogue Plaza, 68 Airport Rd. & redevelopment of "Newport Lofts", 25 Newport St. – a condition of their Special Permit was that project be "substantially complete" by three years from date of permit. Even with automatic extra two years added by Permit Extension Act, the time period will expire soon. Letter sent to the property owners informing them that they need an extension of time period.

Open Space & Recreation Plan needs to be updated – Board members sought to participate in progress. Ms. Caron said she was interested.

Ms. Caron said she had talked to new Asst. City Solicitor Mark Goldstein, and he is willing to come to a meeting on an off-week to introduce himself & discuss enforcement issues.

Jeff mentioned meeting about cultural districts & economic development at MRPC on 3/29

ANR plans

None.

Minor Site Plan Review

Eyles Contracting, 65 Airport Rd, expanded parking

Atty. Watts and Mr. Eyles presented plan. Eyles Contracting is currently located on Walnut Street. History of property – 65 Airport Rd. was originally dwelling, had been used as auto repair. Sunrise Partition Systems was previous use.

Eyles is a roofing contractor. They propose to have some outside storage. They will fence the entire site. There was a recent ANR plan which transferred a small amount of property to rear of this lot. They will clear it and use it for parking and storage. A dumpster on the site will be enclosed by the chain link fence.

They will let the abutting day care center use the 8-10 foot space in between their property and their fence

Hours: Their guys are out & at job sites by 6:30 - 7:00 a.m. and back at office by 5:00 p.m.

Besides office employees, their workers are at job sites most of the day.

Motion made and seconded to approve the site plan, subject to

- Striping parking spaces
- Install fencing w/ slats to screen the adjacent day care facility
- Enclose dumpster behind fence, as discussed

Vote 4-0 in favor

Public Hearings

None

OTHER BUSINESS

75 Day Street, Student Housing project - architectural plans

Atty. Vincent Campobasso & Denny Jenks present.

Revised architectural plans by Pat Slattery (rev. 3-19-12) were submitted & reviewed.

Also submitted was a waiver request to increase Suite 2-1 from 4 to 5 beds (one room will have two beds). One condition of the special permit capped # of beds at 4 per suite.

Atty. Campobasso: They plan to open 7-15-12, model unit will be ready in three weeks

Clarification about the landscaping requirement of condition #9. It will be done before occupancy

Each apartment will have cable hook-up & Wi-Fi hook-up. Hook-ups to individual bedrooms are extra and would be paid for by tenant.

Motion made (Mr. DiPasquale) & seconded (Mr. DiPietro) to:

- (1) approve the revised architectural plan, and
- (2) to grant a waiver from Condition # 7 of the Special Permit to allow Suite #2-1 to increase from 4 to 5 beds.

Vote 4-0 in favor.

Rental rate will be \$600/bed. FSC's dorm rates are \$675.

All furniture supplied by ModuForm of Fitchburg.

There will be six security cameras. It was suggested that bike racks be provided on site.

Sign? They will be using the original "Dillon" from Dillon Boiler on Airport Road.

Extension - Tully subdivision, Shattuck Rd.

An extension is needed because a condition of the subdivision approval required starting the project within two years and completion within four years. The Permit Extension Act added two years to each, but construction must be started by July 15, 2012.

Motion made & seconded to grant a two-year extension, to initiate construction by July 15, 2014 and "substantial completion" by July 15, 2016. Vote unanimous.

Mt. Elam Peak subdivision

All but two lots in subdivision have been built on. Atty. Watts has submitted letter requesting the Board grant a release from the subdivision covenant for Lot 10, while retaining the last lot (Lot 8) under the covenant. There is also a tri-party agreement of \$178K held as security.

Motion made & seconded to release the lot provided that within 30 days the applicant Jim Pappas provide the Board with a plan for the completion of the road (final course of pavement, etc.) and to take note that the Board would not release the last lot in the subdivision until the road is completed & petitioned for acceptance. Vote 4-0 in favor.

The Board also noted that the City now performs trash pick-up on the road, so the developer should proceed with getting the road finished.

Miscellaneous

Suggestion: Add as a standard condition of approval "Upon completion of project, applicant to submit certification from P.E. or architect that prepared the plan that the project was completed in accordance with the plan", or words to that effect.

It was suggested that the Board look into compiling a list of paper or substandard streets & discuss w/ Asst. City Solicitor the process for discontinuing these roads, to avoid unwanted development on substandard streets.

Meeting adjourned: 8:32 p.m.

Next meeting: April 17, 2012

Minutes approved 4/17/12